030.0	0001	0003.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	925,700 /	925,700
					USE VALUE:	925,700 /	925,700
					ASSESSED:	925,700 /	925,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
174	-182	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROGARIS PETER J/TRUSTEE
Owner 2:	J.P. REALTY TRUST
Owner 3:	
Street 1:	80 RICHMOND ROAD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .215 Sq. Ft. of land mainly classified as Store with a Store Building built about 1920, having primarily Brick Exterior and 3492 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	9372.000	314,400	2,800	608,500	925,700
Total Card	0.215	314,400	2,800	608,500	925,700
Total Parcel	0.215	314,400	2,800	608,500	925,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 265.09 /Parcel: 265.09

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	314,400	2800	9,372.	608,500	925,700		Year end	12/23/2021
2021	325	FV	314,400	2800	9,372.	598,700	915,900		Year End Roll	12/10/2020
2020	325	FV	314,400	2800	9,372.	588,900	906,100	906,100	Year End Roll	12/18/2019
2019	325	FV	299,100	2900	9,372.	549,600	851,600	851,600	Year End Roll	1/3/2019
2018	325	FV	299,100	2900	9,372.	490,700	792,700	792,700	Year End Roll	12/20/2017
2017	325	FV	299,100	2900	9,372.	431,800	733,800	733,800	Year End Roll	1/3/2017
2016	325	FV	299,100	2900	9,372.	323,900	625,900	625,900	Year End	1/4/2016
2015	325	FV	268,400	3000	9,372.	294,400	565,800	565,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2466

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	28434-13		4/10/1998		319,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2009	145	Inter Fi	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/22/2021	I & E Mailed	MM	Mary M
9/12/2018	MEAS&NOTICE	PH	Patrick H
3/11/2009	Meas/Inspect	197	PATRIOT
4/6/2000	Meas/Inspect	197	PATRIOT
11/18/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		9372		Sq. Ft.	Site		0	31.	2.09	CA									608,482						608,500	

Total AC/HA: 0.21515 | Total SF/SM: 9372 | Parcel LUC: 325 Store | Prime NB Desc: COMM AVG | Total: 608,482 | Spl Credit | Total: 608,500

User Acct

20444

GIS Ref

GIS Ref

Insp Date

09/12/18

!2466!

PRINT

Date	Time
12/29/21	21:32:45

LAST REV

Date	Time
03/25/21	14:57:20

mmcmakin

USER DEFINED

Prior Id # 1:	20444
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.08636880
Const Adj.:	0.95758730
Adj $ / SQ:	104.029
Other Features:	11500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	483751
Depreciation:	169313
Depreciated Total:	314438

COMMENTS

LAUNDRYLAND, DANCE PLACE, MASSAGE PARLOT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 0 | BRs: 0 | Baths: | HB 4

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

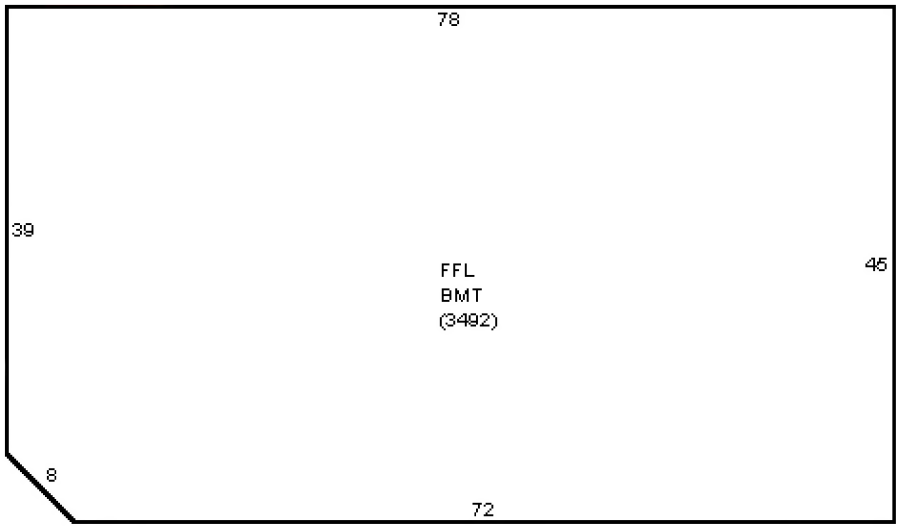
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	104.03
Special Features:	0	Val/Su Net:	45.02
Final Total:	314400	Val/Su SzAd	90.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	3,492	31.210	108,981
FFL	First Floor	3,492	104.030	363,270

Net Sketched Area: 6,984 | Total: 472,251

Size Ad 3492 | Gross Area 6984 | FinArea 3492

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

030.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	1000	A	AV	1980	4.00	T	31.2	325			2,800			2,800

More: N | Total Yard Items: 2,800 | Total Special Featues: | Total: 2,800

IMAGE

AssessPro Patriot Properties, Inc